

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

BOARD OF SUPERVISORS

July 10, 2024

**REGULAR MEETING
AGENDA**

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Windward at Lakewood Ranch Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

July 3, 2024

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Windward at Lakewood Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District will hold a Regular Meeting on July 10, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items *(limited to 3 minutes per individual)*
3. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates
4. Consideration of Resolution 2024-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
5. Consideration of Frederick Derr & Company, Inc., Change Order No. 3 [Windward @LWR Phase 3]
6. Acceptance of Unaudited Financial Statements as of May 31, 2024
7. Approval of June 12, 2024 Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Vogler Ashton, PLLC*
 - B. District Engineer: *Stantec Consulting Services, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: August 14, 2024 at 11:00 AM [Adoption of FY2025 Budget]

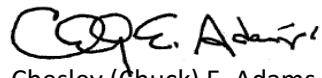
○ QUORUM CHECK

SEAT 1	JOHN LEINAWEAVER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	SANDY FOSTER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	DALE WEIDEMILLER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	PETE WILLIAMS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JOHN BLAKLEY	☐ IN PERSON	☐ PHONE	☐ NO

9. Board Members' Comments/Requests
10. Public Comments: Non-Agenda Items (*limited to 3 minutes per individual*)
11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley (Chuck) E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

3

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2024-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD
AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT
HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE
FISCAL YEAR ENDED SEPTEMBER 30, 2023**

WHEREAS, the District's Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Basic Financial Statements for Fiscal Year 2023;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY
DEVELOPMENT DISTRICT;**

1. The Audited Basic Financial Statements for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and

2. A verified copy of said Audited Basic Financial Statements for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 10th day of July, 2024.

ATTEST:

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

5

Change Order

No. 3

Date of Issuance: June 19, 2024

Effective Date: July 10, 2024

Project: Windward @ LWR Phase 3	Owner: Windward at Lakewood Ranch Community Development District	Owner's Contract No.:
Contract: \$4,732,327.85		Date of Contract: March 18, 2024
Contractor:		Engineer's Project No.: 215617816
		Contractor Project No.:

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Additional water tie in to Blue Lake

Attachments: (List documents supporting change):

Frederick Derr & Company, Inc. Change Order dated 06/13/2024

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 4,732,327.85

[Increase] [Decrease] from previously approved Change
Orders No. 1 to No. 2:

\$ 77,212.00--

Contract Price prior to this Change Order:

\$ 4,809,539.85

[Increase] [Decrease] of this Change Order:

\$ 66,278.60

Contract Price incorporating this Change Order:

\$ 4,875,818.45

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): **270 Days (175 EN) (12/13/24)**

Ready for final payment (days or date): **300 Days (1/12/2025)**

[Increase] [Decrease] from previously approved Change Orders
No. 1 to No. 2:

Substantial completion (days):

Ready for final payment (days):

Contract Times prior to this Change Order:

Substantial completion (days or date): **270 Days (175 EN) (12/13/24)**

Ready for final payment (days or date): **300 Days (1/12/2025)**

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date):

Ready for final payment (days or date):

Contract Times with all approved Change Orders:

Substantial completion (days or date): **270 Days (175 EN) (12/13/24)**

Ready for final payment (days or date): **300 Days (1/12/2025)**

RECOMMENDED:

By: 
Engineer (Authorized Signature)

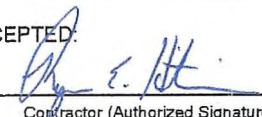
Date: 6/20/24

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: 
Contractor (Authorized Signature)

Date: 6/20/2024

Approved by Funding Agency (if applicable):

Date:

U:\215617816\civil\construction_phase_documents\change_orders\received\con_wlwrdd_windward-ph-3_co-3_66278-60_add-wr-tie-in-blu-lake_f-derr_mak_20240619.docx

EJCDC No. C-941 (2002 Edition)

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the
Associated General Contractors of America and the Construction Specifications Institute.

Page 1 of 1



FREDERICK DERR & COMPANY
I N C O R P O R A T E D

CONTRACT CHANGE ORDER

6/13/2024

Windward at Lakewood Ranch
Community Development District
5800 Lakewood Ranch Blvd
Sarasota, FL 34240

Number **3.00**
Job: Windward at LWR
Phase: 3

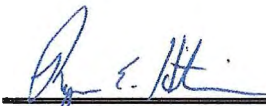
We agree to the following changes, additions, or deductions:

ITEM	DESCRIPTION	EST QUAN	UNIT	UNIT \$	TOTAL \$
1-07-000 POTABLE WATER					
1-07-150	CONNECT TO EXISTING 12" WATER MAIN	1.00	EA	13,430.00	13,430.00
1-07-152	PVC - 8" EXT OUT TO BLUE LAKE	200.00	LF	42.75	8,550.00
1-07-154	8" 45 DEG FITTINGS	6.00	EA	512.00	3,072.00
1-07-156	REM & REPLACE CONC SEPARATOR	16.00	SY	214.00	3,424.00
1-07-158	REM & REPLACE ASPHALT TRAIL	56.00	SY	92.35	5,171.60
1-07-160	RESTRIPE (THERMO) TRAIL	1.00	LS	1,915.00	1,915.00
1-07-162	GROUT EX 12" WATER MAIN	230.00	LF	27.30	6,279.00
1-07-164	REMOVE EX 12" & 24" WATER MAIN	145.00	LF	103.20	14,964.00
1-07-166	REMOVE EX 10" BFPD (COUNTY TO TAKE)	1.00	EA	7,150.00	7,150.00
1-07-168	REM & REPLACE CONC SIDEWALK	20.00	SY	61.15	1,223.00
1-07-170	SURVEY & ASBUILT ADDED WATER, CONN	1.00	LS	1,100.00	1,100.00

REASON FOR CHANGE:

Extend water main to new conn, abandon/remove ex water
flush line and BFPD per Sar Co. Landscape, sod, irrigation
work all by Owner.

Proposed


For the Contractor

THIS CHANGE ORDER

NET

\$ 66,278.60

Accepted

For the Engineer

EXISTING CONTRACT

TOTAL

\$ 4,809,539.85

Accepted

For the Owner

NEW CONTRACT

TOTAL

\$ 4,875,818.45

From: Harry Russom <hrussom@nealcommunities.com>
Sent: Wednesday, June 19, 2024 8:00 AM
To: Brett Rocklein; Kennedy, Mike; Ryan Hirstein
Subject: RE: [EXT] FW: Windward Ph2 Water Main Tie-in

No questions on my part.

Harry Russom
Land Development Manager
941-313-1963 Cell
NealCommunities.com

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From: Brett Rocklein <brocklein@morrisengineering.net>
Sent: Tuesday, June 18, 2024 4:29 PM
To: Kennedy, Mike <Mike.Kennedy@stantec.com>; Ryan Hirstein <ryan@derrcorp.com>
Cc: Harry Russom <hrussom@nealcommunities.com>
Subject: RE: [EXT] FW: Windward Ph2 Water Main Tie-in

Yes, looks good to me. Harry – did you have any questions/comments on the CO?

Regards,

Brett Rocklein, P.E.



6997 Professional Parkway East, Suite B
Sarasota, Florida 34240
(941)444-6644, Ext. 107 (Office)
www.morrisengineering.net

From: Kennedy, Mike <Mike.Kennedy@stantec.com>
Sent: Tuesday, June 18, 2024 4:16 PM
To: Brett Rocklein <brocklein@morrisengineering.net>; Ryan Hirstein <ryan@derrcorp.com>
Cc: hrussom@nealcommunities.com
Subject: Re: [EXT] FW: Windward Ph2 Water Main Tie-in

So good to go on the Change Order ? If so I will prepare for the July Board meeting

Mike Kennedy

From: Brett Rocklein <brocklein@morrisengineering.net>
Sent: Tuesday, June 18, 2024 4:11:37 PM
To: Ryan Hirstein <ryan@derrcorp.com>
Cc: hrussom@nealcommunities.com <hrussom@nealcommunities.com>; Kennedy, Mike <Mike.Kennedy@stantec.com>
Subject: RE: [EXT] FW: Windward Ph2 Water Main Tie-in

Just received.. please see approval attached along with corresponding plan sheets.

Regards,

Brett Rocklein, P.E.



6997 Professional Parkway East, Suite B
Sarasota, Florida 34240
(941)444-6644, Ext. 107 (Office)
www.morrisengineering.net

From: Ryan Hirstein <ryan@derrcorp.com>
Sent: Tuesday, June 18, 2024 1:05 PM
To: Brett Rocklein <brocklein@morrisengineering.net>
Cc: hrussom@nealcommunities.com; Michael A. Kennedy (mike.kennedy@stantec.com) <mike.kennedy@stantec.com>
Subject: Re: [EXT] FW: Windward Ph2 Water Main Tie-in

Brett,

We heard from the County inspector that the field deviation may have been approved today. Please let us know once you hear officially.

Thanks,
Ryan Hirstein
Frederick Derr & Company, Inc.

On Jun 14, 2024, at 9:30 AM, Brett Rocklein <brocklein@morrisengineering.net> wrote:

Ryan,

We still need to submit this revision as a field change to Sarasota County Utilities. I think we should do that before processing this CO just in case the county wants to change anything. Let me know if that course of action is ok with everyone. We will be submitting the field change today.

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2024**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2024**

	General Fund	Special Revenue Fund - Fruitville	Debt Service Fund Series 2020	Debt Service Fund Series 2022	Capital Projects Fund Series 2020	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS							
Cash	\$ 560,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560,798
Investments							
Reserve	-	-	88,879	396,250	-	-	485,129
Prepayment	-	-	407,071	43	-	-	407,114
Revenue	-	-	168,709	266,233	-	-	434,942
Construction	-	-	-	-	1,201,670	2,872,951	4,074,621
Due from Developer	6,723	-	51,150	-	-	-	57,873
Due from general fund	-	-	1,412	199	-	-	1,611
Due from other	575	-	-	-	-	-	575
Deposits	4,438	-	-	-	-	-	4,438
Total assets	<u>\$ 572,534</u>	<u>\$ -</u>	<u>\$ 717,221</u>	<u>\$ 662,725</u>	<u>\$ 1,201,670</u>	<u>\$ 2,872,951</u>	<u>\$ 6,027,101</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 1,031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,031
Retainage payable	-	-	-	-	658,181	65,195	723,376
Due to Developer	-	118,978	-	-	-	-	118,978
Due to debt service fund 2020	1,412	-	-	-	-	-	1,412
Due to debt service fund 2022	199	-	-	-	-	-	199
Developer advance	6,000	-	-	-	-	-	6,000
Total liabilities	<u>8,642</u>	<u>118,978</u>	<u>-</u>	<u>-</u>	<u>658,181</u>	<u>65,195</u>	<u>850,996</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	6,723	-	51,150	-	-	-	57,873
Total deferred inflows of resources	<u>6,723</u>	<u>-</u>	<u>51,150</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>57,873</u>
FUND BALANCES							
Committed							
Restricted for:							
Debt service	-	-	666,071	662,725	-	-	1,328,796
Capital projects	-	-	-	-	543,489	2,807,756	3,351,245
Assigned							
Three months working capital	146,418	-	-	-	-	-	146,418
Unassigned	410,751	(118,978)	-	-	-	-	291,773
Total fund balances	<u>557,169</u>	<u>(118,978)</u>	<u>666,071</u>	<u>662,725</u>	<u>543,489</u>	<u>2,807,756</u>	<u>5,118,232</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 572,534</u>	<u>\$ -</u>	<u>\$ 717,221</u>	<u>\$ 662,725</u>	<u>\$ 1,201,670</u>	<u>\$ 2,872,951</u>	<u>\$ 6,027,101</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,213	\$ 216,753	\$ 507,962	43%
Assessment levy: off-roll	96,228	340,315	60,709	561%
Lot closing	-	6,723	-	N/A
Interest and miscellaneous	-	125	500	25%
Total revenues	<u>97,441</u>	<u>563,916</u>	<u>569,171</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisors	800	6,800	12,800	53%
Management/accounting/recording	4,000	32,000	48,000	67%
Field management	833	6,666	10,000	67%
Debt service fund accounting	458	3,667	5,500	67%
Legal	333	4,555	20,000	23%
Engineering	1,815	5,595	20,000	28%
Audit	6,000	6,000	5,000	120%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,333	2,000	67%
Trustee	-	4,031	6,000	67%
Telephone	16	133	200	67%
Postage	101	466	500	93%
Legal advertising	173	520	2,000	26%
Annual special district fee	-	175	175	100%
Insurance	-	5,590	5,500	102%
Contingencies/bank charges	-	-	750	0%
Miscellaneous	-	-	500	0%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Property appraiser & tax collector	18	3,239	10,583	31%
Total professional & administrative	<u>14,714</u>	<u>80,770</u>	<u>151,173</u>	53%
Field Operations				
Well pump maintenance	-	-	5,000	0%
Wetland monitoring contract	3,025	15,475	125,000	12%
Pond maintenance contract	2,387	51,414	50,000	103%
Pond maintenance	-	-	5,000	0%
Irrigation system maintenance	4,576	40,472	125,000	32%
Irrigation PS maintenance	148	4,561	5,000	91%
Irrigation pump maintenance	-	-	10,000	0%
Streetlights	1,533	12,287	18,000	68%
Curb replacement	-	-	5,000	0%
Effluent water supply	4,094	53,814	20,000	269%
Fruitville road cleanup	-	-	30,000	0%
Waterline flushing	-	-	20,000	0%
Total field operations	<u>15,763</u>	<u>178,023</u>	<u>418,000</u>	43%
Total expenditures	<u>30,477</u>	<u>258,793</u>	<u>569,173</u>	45%
Excess/(deficiency) of revenues over/(under) expenditures	66,964	305,123	(2)	
Fund balances - beginning	490,205	252,046	241,778	
Assigned				
Three months working capital	146,418	146,418	146,418	
Unassigned	410,751	410,751	95,358	
Fund balances - ending	<u>\$ 557,169</u>	<u>\$ 557,169</u>	<u>\$ 241,776</u>	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - FRUITVILLE
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	<u>(118,978)</u>	<u>(118,978)</u>
Fund balances - ending	<u><u>\$(118,978)</u></u>	<u><u>\$(118,978)</u></u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,434	\$ 256,144	\$ 366,984	70%
Assessment levy: off-roll	27,787	234,731	363,255	65%
Assessment prepayments	57,322	1,757,605	-	N/A
Interest	5,203	41,451	-	N/A
Total revenues	<u>91,746</u>	<u>2,289,931</u>	<u>730,239</u>	314%
EXPENDITURES				
Debt service				
Principal - S2020A1	120,000	120,000	120,000	100%
Principal prepayment - S2020A-2	335,000	2,340,000	-	N/A
Principal prepayment - S2020A-3	75,000	280,000	-	N/A
Interest - S2020A-1	118,657	237,315	237,315	100%
Interest - S2020A-2	47,520	148,665	196,900	76%
Interest - S2020A-3	78,206	163,627	166,355	98%
Total debt service	<u>774,383</u>	<u>3,289,607</u>	<u>720,570</u>	457%
Other fees & charges				
Tax collector	21	3,827	7,646	50%
Total other fees & charges	<u>21</u>	<u>3,827</u>	<u>7,646</u>	50%
Total expenditures	<u>774,404</u>	<u>3,293,434</u>	<u>728,216</u>	452%
Excess/(deficiency) of revenues over/(under) expenditures	(682,658)	(1,003,503)	2,023	
Fund balances - beginning	<u>1,348,729</u>	<u>1,669,574</u>	<u>515,880</u>	
Fund balances - ending	<u>\$ 666,071</u>	<u>\$ 666,071</u>	<u>\$ 517,903</u>	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 201	\$ 36,032	\$ 553,606	7%
Assessment levy: off-roll	173,033	692,131	264,367	262%
Assessment prepayments	-	277,367	-	N/A
Lot closing	-	9,636	-	N/A
Interest / misc. income	4,298	49,246	-	N/A
Total revenues	<u>177,532</u>	<u>1,064,412</u>	<u>817,973</u>	130%
EXPENDITURES				
Debt service				
Principal	255,000	255,000	265,000	96%
Principal prepayment	-	1,130,000	-	N/A
Interest	255,637	535,311	555,513	96%
Total debt service	<u>510,637</u>	<u>1,920,311</u>	<u>820,513</u>	234%
Other fees & charges				
Tax collector	3	538	11,533	5%
Total other fees & charges	<u>3</u>	<u>538</u>	<u>11,533</u>	5%
Total expenditures	<u>510,640</u>	<u>1,920,849</u>	<u>832,046</u>	231%
Excess/(deficiency) of revenues over/(under) expenditures	(333,108)	(856,437)	(14,073)	
Fund balances - beginning	995,833	1,519,162	707,811	
Fund balances - ending	<u>\$ 662,725</u>	<u>\$ 662,725</u>	<u>\$ 693,738</u>	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 6,271	\$ 51,337
Total revenues	<u>6,271</u>	<u>51,337</u>
EXPENDITURES		
Capital outlay	<u>274,265</u>	<u>324,193</u>
Total expenditures	<u>274,265</u>	<u>324,193</u>
Excess/(deficiency) of revenues over/(under) expenditures	(267,994)	(272,856)
Fund balances - beginning	<u>811,483</u>	<u>816,345</u>
Fund balances - ending	<u><u>\$ 543,489</u></u>	<u><u>\$ 543,489</u></u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 12,317	\$ 100,880
Total revenues	<u>12,317</u>	<u>100,880</u>
EXPENDITURES		
Capital outlay	-	80,486
Total expenditures	<u>-</u>	<u>80,486</u>
Excess/(deficiency) of revenues over/(under) expenditures	12,317	20,394
Fund balances - beginning	<u>2,795,439</u>	<u>2,787,362</u>
Fund balances - ending	<u><u>\$ 2,807,756</u></u>	<u><u>\$ 2,807,756</u></u>

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District held a Regular Meeting on June 12, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present were:

Pete Williams	Chair
Sandy Foster	Vice Chair
John Leinaweaver	Assistant Secretary
John Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary

Also present:

Chuck Adams	District Manager
Barry Mazzoni	Wrathell, Hunt and Associates, LLC
Shawn Leins	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:13 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (limited to 3 minutes per individual)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2024-03 and the proposed Fiscal Year 2025 budget.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 14, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Adams presented Resolution 2024-04.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Frederick Derr & Company, Inc., Change Order No. 2 [Windward @LWR Phase 3]

Mr. Adams presented Frederick Derr & Company, Inc., Change Order No. 2.

On MOTION by Mr. Leinaweaver and seconded by Mr. Williams, with all in favor, Frederick Derr & Company, Inc., Change Order No. 2 for Windward at Lakewood Ranch Phase 3, was approved.

SIXTH ORDER OF BUSINESS

Update: Water Restrictions (for informational purposes)

Mr. Adams stated that it was a very dry spring and many counties imposed watering restrictions, which the CDD decided to follow, as well.

Regarding water pressure, Mr. Adams stated that pressure has been a challenge everywhere. He noted a mechanical problem with one of the irrigation ponds that went unnoticed for several weeks and an issue with the recharge well, which was down; both problems have since been addressed.

SEVENTH ORDER OF BUSINESS**Acceptance of the Unaudited Financial Statements as of April 30, 2024**

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of May 8, 2024 Regular Meeting Minutes**

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the May 8, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Vogler Ashton, PLLC**

There was no report.

B. District Engineer: Stantec Consulting Services, Inc.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- 434 Registered Voters in District as of April 15, 2024

- NEXT MEETING DATE: July 10, 2024 at 11:00 AM

- QUORUM CHECK

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

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117 **ELEVENTH ORDER OF BUSINESS**

**Public Comments: Non-Agenda Items
(limited to 3 minutes per individual)**

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120 No members of the public spoke.

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122 **TWELFTH ORDER OF BUSINESS**

Adjournment

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124 **On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, the**
125 **meeting adjourned at 11:19 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>5800 Lakewood Ranch Blvd, Sarasota, FL 34240</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	11:00 AM
November 8, 2023	Regular Meeting	11:00 AM
December 13, 2023 CANCELED	Regular Meeting	11:00 AM
January 10, 2024	Regular Meeting	11:00 AM
February 14, 2024	Regular Meeting	11:00 AM
March 13, 2024	Regular Meeting	11:00 AM
April 10, 2024	Regular Meeting	11:00 AM
May 8, 2024	Regular Meeting	11:00 AM
June 12, 2024	Regular Meeting	11:00 AM
July 10, 2024	Regular Meeting	11:00 AM
August 14, 2024	Public Hearing & Regular Meeting	11:00 AM
September 11, 2024	Regular Meeting	11:00 AM